097.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	820,700 / 820,700
					USE VALUE:	820,700 / 820,700
					ASSESSED:	820,700 / 820,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CRONIN LAWRENCE J ETAL
Owner 2:	CRONIN PATRICIA A
Owner 3:	
Street 1:	48 WINCHESTER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,130 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Aluminum Exterior and 1619 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11130.000	292,600	400	527,700	820,700
Total Card	0.256	292,600	400	527,700	820,700
Total Parcel	0.256	292,600	400	527,700	820,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 507.00 | /Parcel: 507.0

Legal Description

User Acct 63460

GIS Ref

GIS Ref

Insp Date 11/01/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 097.0-0003-0009.0

!7922!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	292,600	400	11,130.	527,700	820,700	820,700	Year End Roll	12/18/2019
2019	101	FV	240,300	400	11,130.	527,700	768,400	768,400	Year End Roll	1/3/2019
2018	101	FV	240,300	400	11,130.	452,300	693,000	693,000	Year End Roll	12/20/2017
2017	101	FV	240,300	400	11,130.	422,200	662,900	662,900	Year End Roll	1/3/2017
2016	101	FV	240,300	400	11,130.	361,900	602,600	602,600	Year End	1/4/2016
2015	101	FV	226,800	400	11,130.	324,200	551,400	551,400	Year End Roll	12/11/2014
2014	101	FV	226,800	400	11,130.	300,100	527,300	527,300	Year End Roll	12/16/2013
2013	101	FV	226,800	400	11,130.	286,100	513,300	513,300		12/13/2012

PRINT

Date	Time
12/10/20	22:31:17

LAST REV

Date	Time
05/07/19	15:04:40

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7922

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20988-246		2/1/1991		267,000	No	No		Y

USER DEFINED

Prior Id # 1:	63460
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2006	666	Re-Roof	7,840					

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	BS	Barbara S
6/18/2009	Measured	189	PATRIOT
11/8/1999	Mailer Sent		
10/18/1999	Measured	264	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11130		Sq. Ft.	Site		0	70.	0.68	4									527,731						527,700	

Total AC/HA: 0.25551 | Total SF/SM: 11130 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 527,731 | Spl Credit | Total: 527,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	7 - Brick	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.22948623
Const Adj.:	1.00239968
Adj $ / SQ:	129.406
Other Features:	102500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	424057
Depreciation:	131458
Depreciated Total:	292600

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 9 | BRs: 4 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

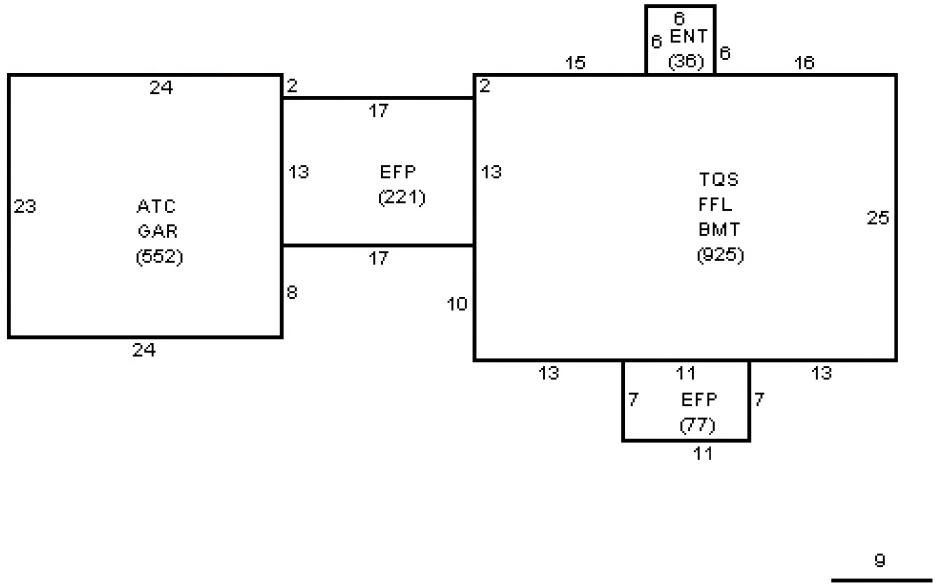
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	142.35
Special Features:	0	Val/Su Net:	80.76
Final Total:	292600	Val/Su SzAd	161.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	925	38.820	35,910
FFL	First Floor	925	129.410	119,700
TQS	3/4 Story	694	129.410	89,775
GAR	Garage	552	19.580	10,806
EFP	Enclos Porch	298	36.450	10,862
ATC	Attic	193	77.640	15,001
ENT	ENTRY	36	26.460	953
	Net Sketched Area:	3,623	Total:	283,007
Size Ad	1811.95	Gross Are	4213	FinArea 1619

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		

MOBILE HOME

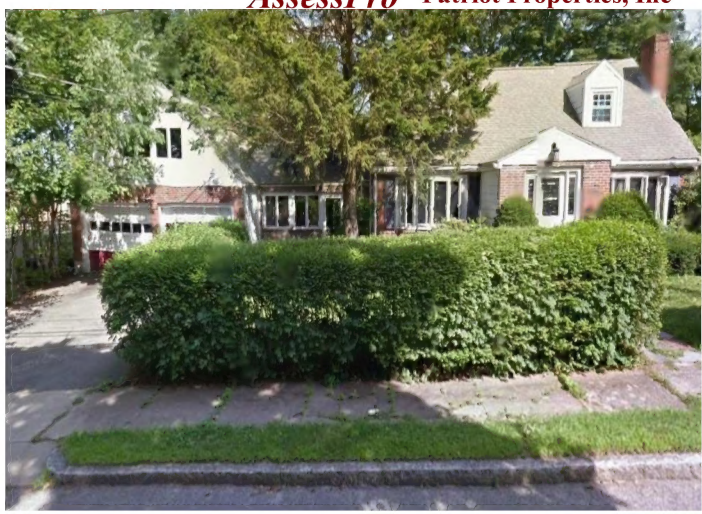
Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID: 097.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X8	A	AV	1970	5.18	T	39.2	101			400			400

More: N | Total Yard Items: 400 | Total Special Featues: | Total: 400

IMAGE

AssessPro Patriot Properties, Inc